



MIR: Material Info

The Material Information Affecting this Property

Friday 10th January 2025



QUAB LANE, WEDMORE, BS28

Cooper and Tanner

Providence House Wedmore BS28 4EG

01934 713296

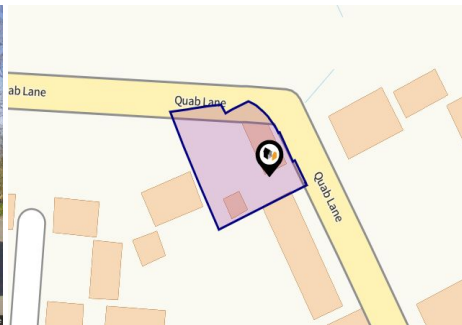
wedmore@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.16 acres		
Year Built :	After 2012		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	ST313382		

Local Area

Local Authority:	Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	16	36	1000
• Surface Water	High	mb/s	mb/s	mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

Planning History

This Address

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Planning records for: *Quab Lane, Wedmore, BS28*

Reference - 50/15/00067

Decision: Granted Permission

Date: 20th July 2015

Description:

Application for Non-material minor amendment to Planning Permission 50/14/00052 to change the tile type for roof and porch for plots 1 & 3 to Redland 50 Double Roman Farmhouse Red and tile type for roof and porch for plot 2 to Redland Mini-stonewold slate grey

Reference - 50/14/00052

Decision: Granted Permission

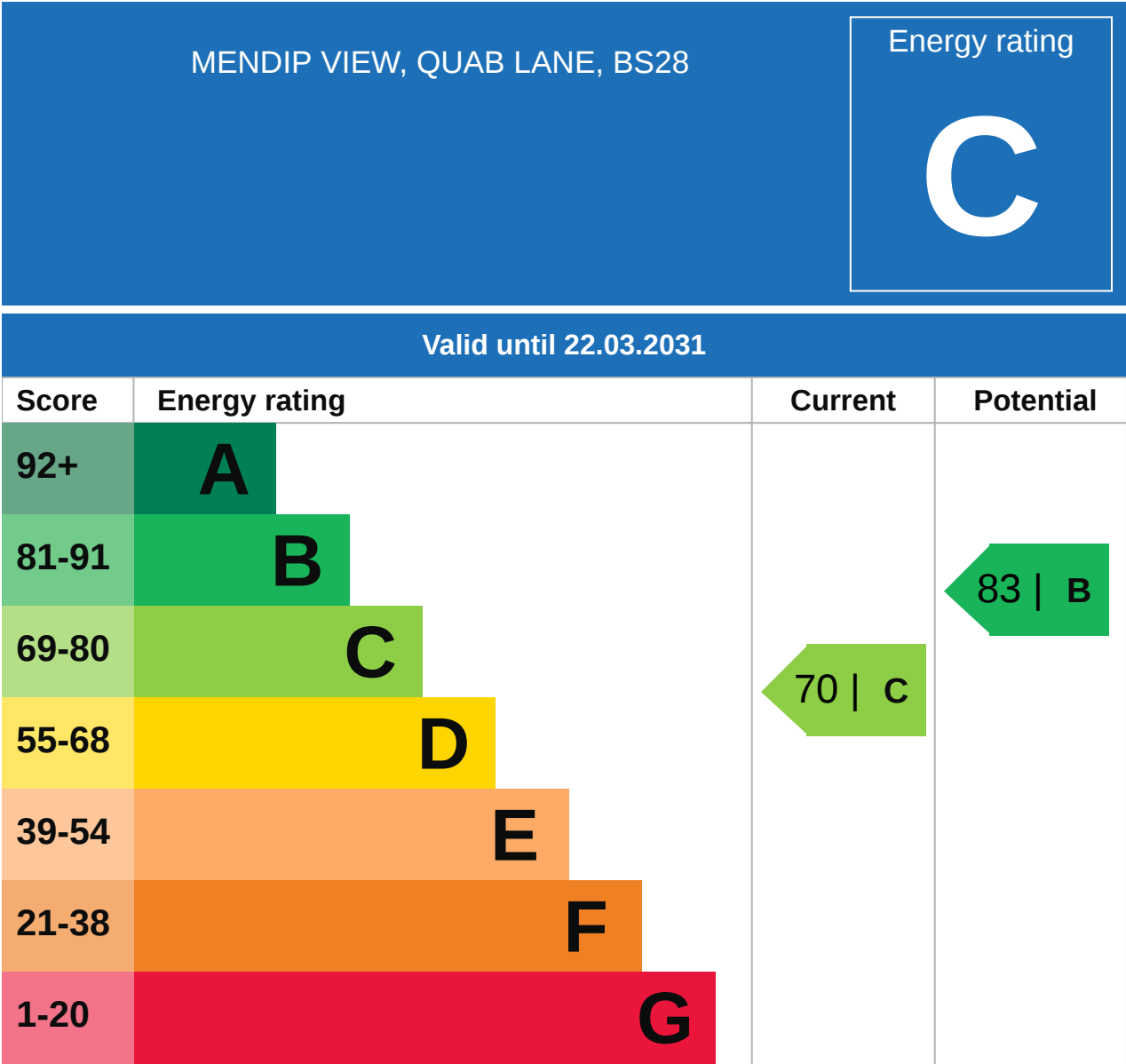
Date: 17th June 2014

Description:

Erection of 3 dwellings, garages and formation of access

Planning records for: *Spencers Cottage, Quab Lane, Wedmore, BS28 4AS*

Reference - 50/03/00109	
Decision:	Granted Permission
Date:	29th August 2003
Description:	Erection of two storey extension to SE elevation, partly on site of conservatory (to be demolished)



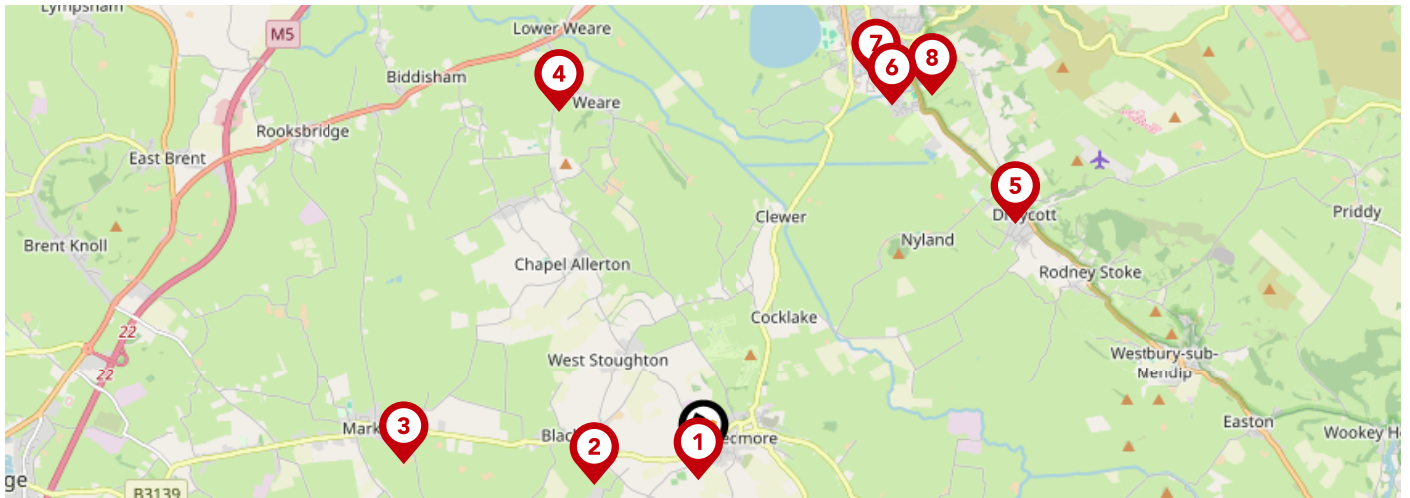
Property

EPC - Additional Data

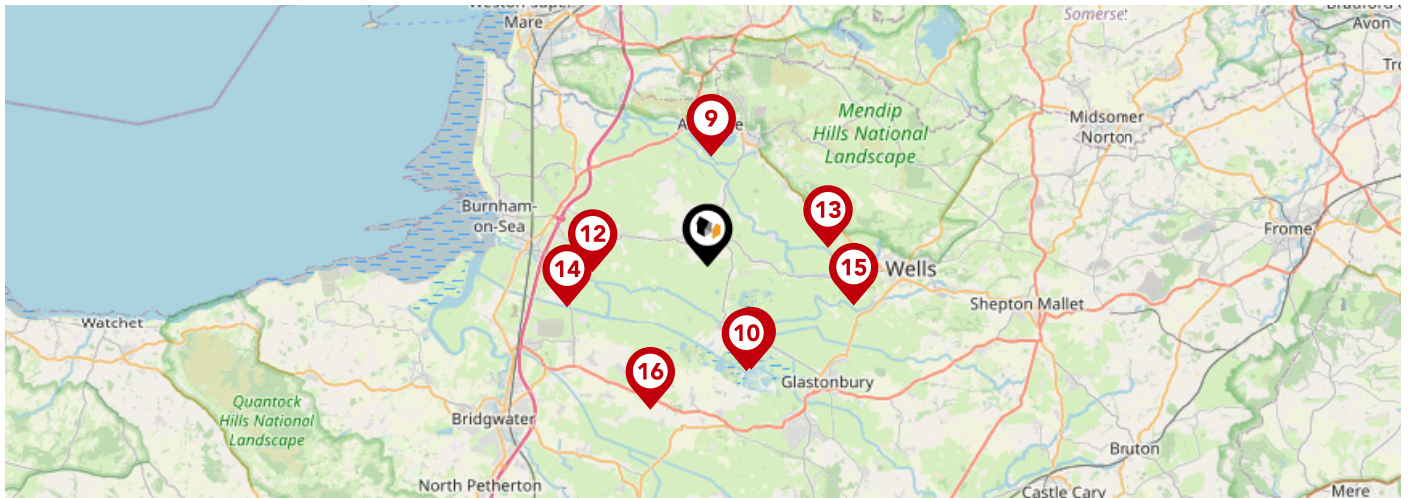
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Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Dual fuel - mineral + wood
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, dual fuel (mineral and wood)
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	75 m ²



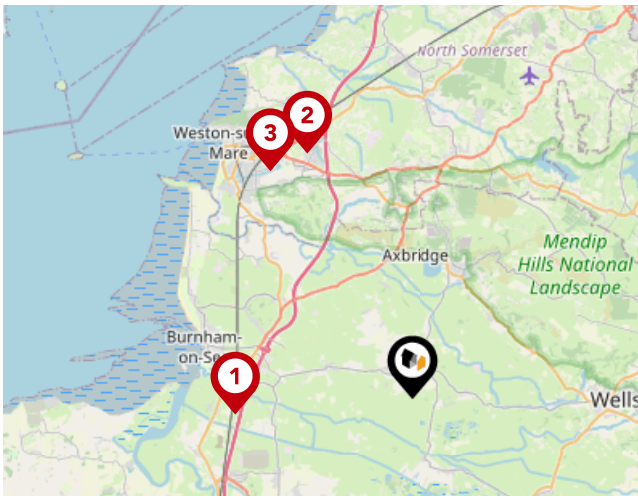
		Nursery	Primary	Secondary	College	Private
1	Wedmore First School Academy Ofsted Rating: Good Pupils: 186 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hugh Sexey Church of England Middle School Ofsted Rating: Good Pupils: 655 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sedgemoor Manor School Ofsted Rating: Good Pupils: 71 Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Weare Academy First School Ofsted Rating: Good Pupils: 165 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Draycott & Rodney Stoke Church of England First School Ofsted Rating: Good Pupils: 72 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Kings of Wessex Academy Ofsted Rating: Good Pupils: 1045 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cheddar First School Ofsted Rating: Good Pupils: 333 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fairlands Middle School Ofsted Rating: Good Pupils: 434 Distance:4.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Axbridge Church of England First School Academy Ofsted Rating: Good Pupils: 185 Distance:4.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Abbot's Way School Ofsted Rating: Not Rated Pupils: 39 Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Meare Village Primary School Ofsted Rating: Outstanding Pupils: 96 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Mark First and Pre-School CE Academy Ofsted Rating: Good Pupils: 162 Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Lawrence's CofE Primary School Ofsted Rating: Good Pupils: 49 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	East Huntspill Primary Academy Ofsted Rating: Good Pupils: 77 Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Wookey Primary School Ofsted Rating: Good Pupils: 97 Distance:5.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Catcott Primary School Ofsted Rating: Good Pupils: 144 Distance:5.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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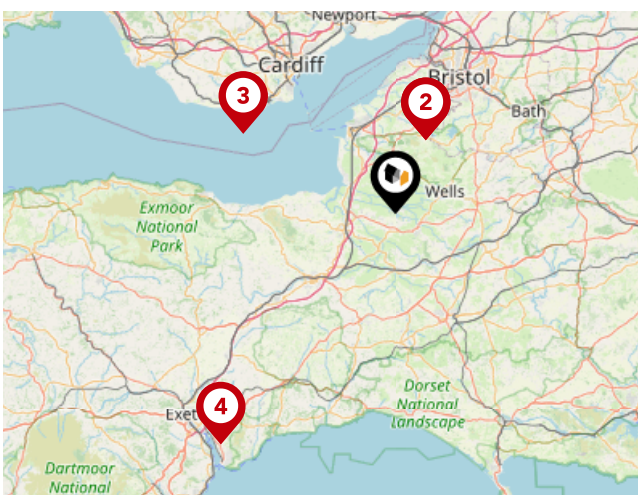
National Rail Stations

Pin	Name	Distance
1	Highbridge & Burnham-on-Sea Rail Station	6.63 miles
2	Worle Rail Station	9.9 miles
3	Weston Milton Rail Station	9.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	5.61 miles
2	M5 J21	9.83 miles
3	M5 J23	8.1 miles
4	M5 J20	14.24 miles
5	M5 J24	11.43 miles



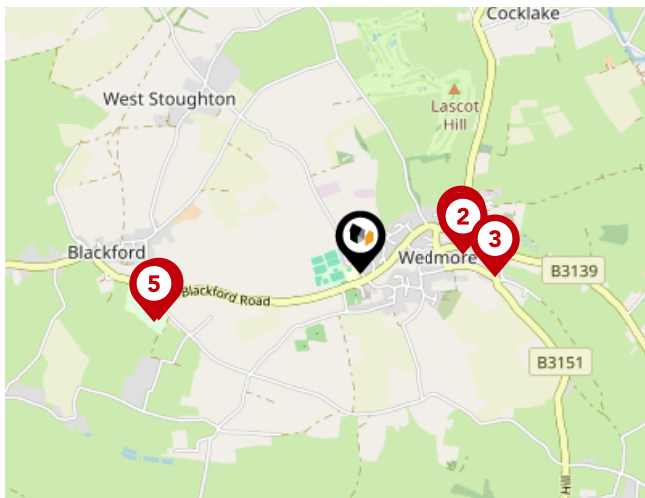
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	12.04 miles
2	Felton	12.04 miles
3	Cardiff Airport	25.41 miles
4	Exeter Airport	43.01 miles

Area

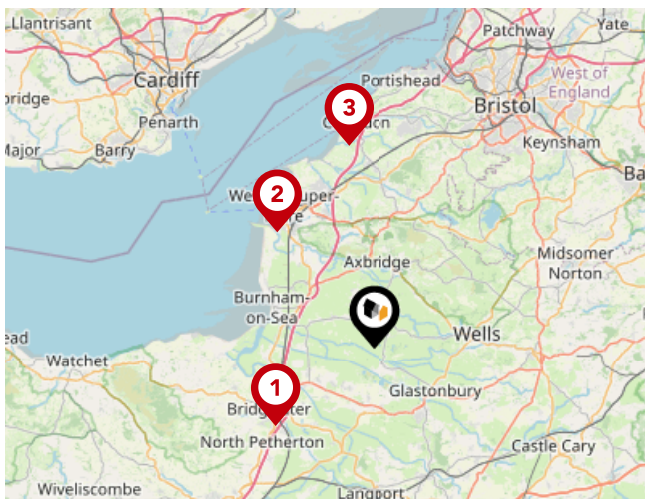
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	The Swan Inn	0.48 miles
2	The Borough Yard	0.48 miles
3	Combe Batch Rise	0.62 miles
4	Hugh Sexey School	0.96 miles
5	Hugh Sexey School	0.99 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	9.44 miles
2	Weston-super-Mare Knightstone Harbour	11.31 miles
3	Clevedon Pier	15.16 miles

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Building Safety

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or spray foam insulation present at the property.

The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.

The vendor has made us aware that, to the best of their knowledge, there are no invasive plants present at the property.

The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

Accessibility / Adaptations

The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during the ownership.

Restrictive Covenants

We have been made aware this property does not contain restrictive covenants. Please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required

Rights of Way (Public & Private)

The vendor has made us aware that there are no rights of way across the property

Construction Type

The vendor has made us aware that, to the best of their knowledge, there is nothing unusual about the construction of the property

Electricity

The vendor has made us aware that the property is connected to mains electricity

Gas

The vendor has made us aware that the property is connected to mains gas

Heating

The vendor has made us aware that the cottage is heated by gas central heating and the annex by a multi-fuel stove

Water

The vendor has made us aware that the property is connected to a mains water supply

Drainage

The vendor has made us aware that the property is connected to mains drainage

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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